

Before the Board of Zoning Adjustment, D. C.

Application No. 12206 of Richard R. Sheehy, pursuant to Sub section 8207.11 of the Zoning Regulations, for a variance from the lot occupancy requirements of Sub-section 5302.1, to add a two-story addition on the rear, in the C-2-A District at 317-17th Street, S. E., Lot 56, Square 873.

HEARING DATE: September 21, 1976

DECISION DATE: October 26, 1976

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. The subject property is presently used as an art gallery and frame shop and a residence.
3. The property is presently a two-story and basement structure, with the commercial usage on the first floor, and the residential usage on the second floor.
4. The applicant proposes a two-story addition to the rear of the property to provide additional living space.
5. Pursuant to the Zoning Regulations, the height limitation on the C-2-A Zone District is 60 feet. The applicant could provide additional living space with the addition of a third story as a matter of right.
6. The Advisory Neighborhood Commission 6-B, and the Capitol Hill Restoration Society supported an addition to the structure and encouraged the mixed residential and commercial use of the property. However, they opposed the addition of a third story because of their desire to preserve the character of two story buildings in the surrounding neighborhood.
7. There was no other opposition evinced at the public hearing of this application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the applicant's need for additional living space can be met through the addition of a third story.

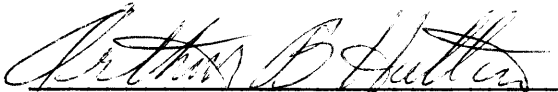
The Board is of the opinion that the granting of a variance with no absolute hardship would impair the meaning and intent of the Zoning Regulations and Map. It is therefore ORDERED that this application is DENIED.

VOTE:

3-0 (Lilla Burt Cummings, Esq., William F. McIntosh,  
William S. Harps to ~~grant~~<sup>deny</sup>, Leonard L. McCants, Esq.,  
not voting, not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER: 2-28-77